



CITY OF KINGSLAND, GEORGIA

CITY COUNCIL

AGENDA • JULY 10, 2023

Regular Meeting

City Council Chamber

6:00 PM

107 South Lee Street - City Hall, Kingsland, GA 31548

I. CALL TO ORDER AND WELCOME GUESTS

II. ROLL CALL

Charles Grayson Day Jr.
James W Galloway
Farran Fullilove
Kristy Chance
Alex Blount

Mayor
Councilman
Councilman
Councilwoman
Mayor Pro Tem

III. INVOCATION AND PLEDGE TO THE FLAG

IV. CONSENT DOCKET

- A. Approve the Council Minutes of the last regular Council Meeting
- B. Approve the Agenda as Presented
- C. Approve the Payments of Accounts Payable as Due and Funds Available

V. GRANTING AUDIENCE TO THE PUBLIC

VI. OLD BUSINESS

VII. PLANNING AND ZONING

- 1. Approval of Home Occupation-404 North Grove Boulevard - Map & Parcel 094 048 -

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.

2. Approval of Variance-Parcel K08 01 016-465 Martin Luther King Jr, Boulevard
-

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

Planning Commission took no action. Three members voted in favor of the variance, three members opposed the variance and one member abstained.

3. Approval of Final Plat - Lake Juniper Phase 5 -

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The Phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. Zoning is PD/R-1.

Planning Commission recommends approval.

4. Approval of Preliminary Plat - Brookshire Green Subdivision -

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Boulevard, consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. Zoning is PD/R-2.

Planning Commission recommends approval.

VIII. NEW BUSINESS

IX. MAYOR AND COUNCIL ANNOUNCEMENT

X. ADJOURNED



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 07/10/23 06:00 PM
Department: Planning and Zoning
Category: Home Office Occupancy
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4213)

DOC ID: 4213

Approval of Home Occupation-404 North Grove Boulevard - Map & Parcel 094 048

Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as "KMM Productions, LLC". The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO. Zoning is R-1.

Planning Commission recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: June 5, 2023

City Council Meeting Date: June 12, 2023

Agenda Item: Home Occupation for 404 N. Grove Blvd., Map & Parcel 094 048
Summary:

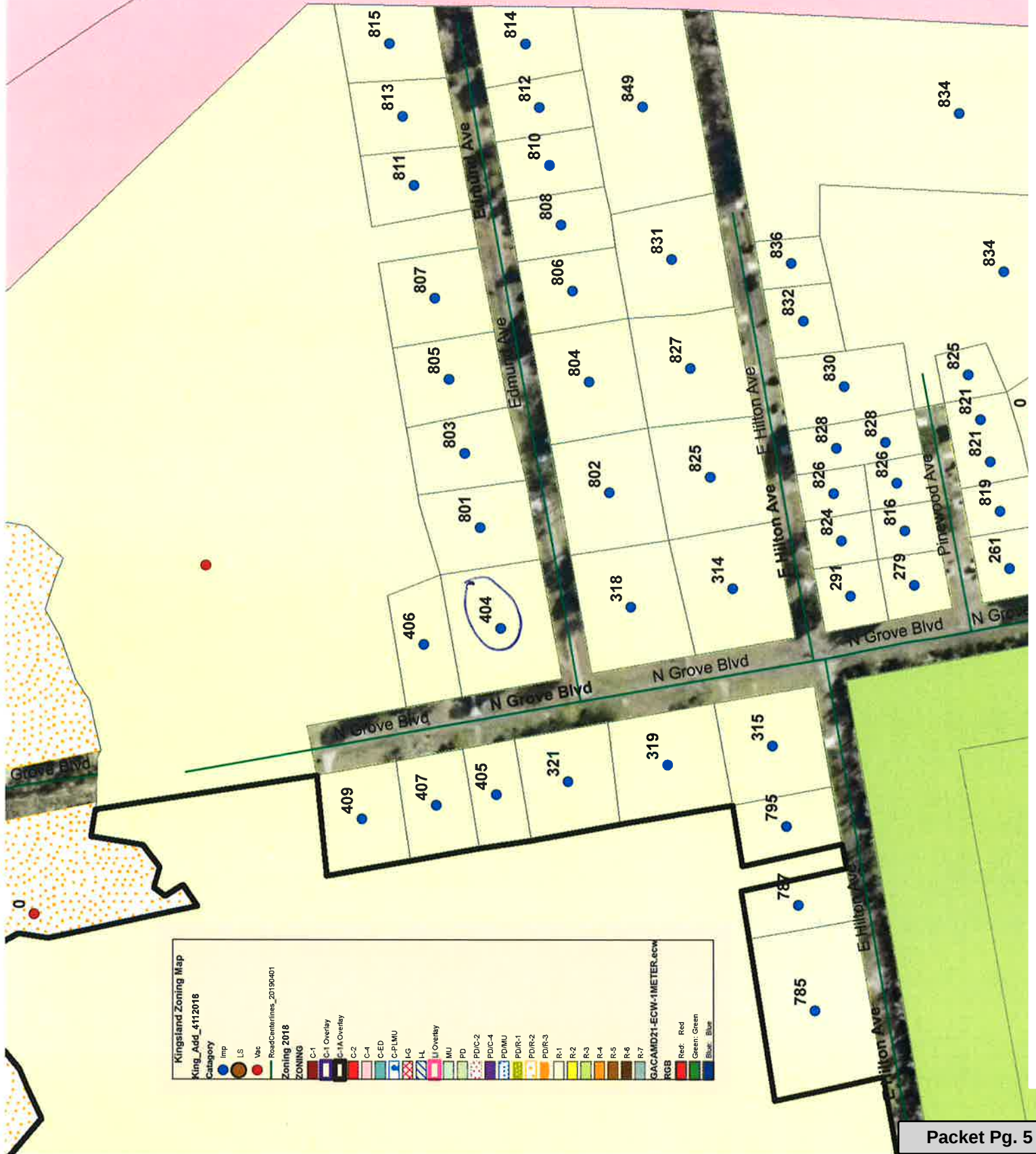
Kathy Markes has applied for a Home Occupation Permit for a Amigurumi business known as “KMM Production, LLC”. The applicant has been notified and agrees to the requirements of a Home Occupation as noted in KLADO.

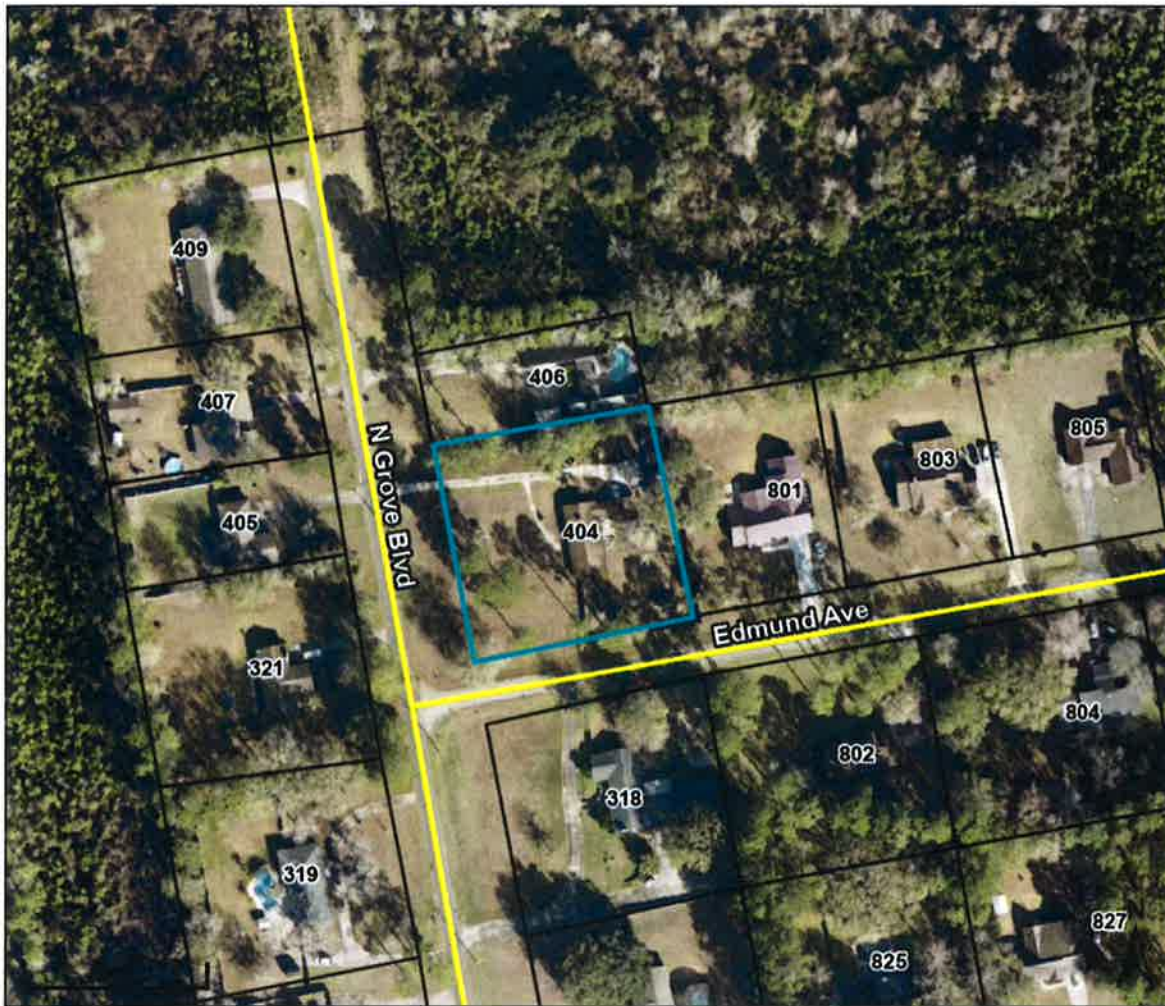
Zoning: R-1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval

Scott L. Kimball
Planning & Zoning Director





Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
-  City Labels

Parcel ID 094 048
 Class Code Residential
 Taxing District KINGSLAND
 KINGSLAND
 Acres 1

Owner MARKES JOHN D & KATHRYN M
 404 NORTH GROVE BLVD
 KINGSLAND, GA 31548
 Physical Address 404 N GROVE BLVD
 Assessed Value Value \$158440

Last 2 Sales			
Date	Net Price	Reason	Qual
4/2/2009	0	FY	U
4/30/1999	\$103000	FM	Q

(Note: Not to be used on legal documents)

Date created: 5/10/2023

Last Data Uploaded: 5/9/2023 7:15:42 PM

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 GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

Meeting: 07/10/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:

AGENDA ITEM (ID # 4214)

DOC ID: 4214

Approval of Variance-Parcel K08 01 016-465 Martin Luther King Jr, Boulevard

Everett Burch is requesting a Variance to Article VII, Section 70.1.4, #1 - Minimum Lot Area 7,500 square feet in an R-4 Zoning District. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

Planning Commission took no action. Three members voted in favor of the variance, three members opposed the variance and one member abstained.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development Staff Report

Planning Commission Meeting Date: July 5, 2023

City Council Meeting Date: July 10, 2023

Agenda Item: Variance for Parcel K08 01 016 (465 MLK JR. BLVD)

Background: The applicant submitted a plat and is planning to put a mobile home on the property for rental purposes. The existing parcel is approx. 6,800 square feet and is zoned R-4 (Mobile/Manufactured Homes). The lot size requirement in a R-4 zoning district is 7,500 square feet. The applicant has stated he is unable to purchase any of the surrounding lots to be able to meet the requirements and if the variance is not granted the lot is basically an unbuildable lot. The applicant states he can meet all required setbacks. The Planning Dept. sees no reason the variance should not be granted.

Summary: Everett Burch is requesting a Variance is to Article VII, Section 70.1.4, #1 – Minimum Lot Area is 7,500 square feet. Applicant is requesting a 700 square foot variance to the required lot size to be able to place a mobile home on the parcel.

Zoning: R-4

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff recommends approval of the variance request.

Scott L. Kimball

Planning & Zoning Director

Island Zoning Map

King_Add_4112018

Category

- Imp
- LS
- Vac

RoadCenterlines_20190401

Zoning 2018

ZONING

- C-1
- C-1 Overlay
- C-1A Overlay
- C-2
- C-4
- C-ED
- C-PLMU
- I-G
- I-L
- LI Overlay
- MU
- PD
- PD/C-2
- PD/C-4
- PD/MU
- PD/R-1
- PD/R-2
- PD/R-3
- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- R-7





Overview



Legend

- Parcels
- Roads
- USA Major Highways**
 - Limited Access
 - Highway
 - Major Road
 - Local Road
 - Minor Road
 - Other Road
 - Ramp
 - Ferry
 - Pedestrian Way
- City Labels**

Parcel ID	K08 01 016	Owner	JACKSON JAMES A	Last 2 Sales			
Class Code	Residential		POST OFFICE BOX 32	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	8/19/2017	0	NM	U
	KINGSLAND	Physical Address	465 MARTIN LUTHER KING JR BLVD	8/18/2017	0	NM	U
Acres	0.16	Assessed Value	Value \$9064				

(Note: Not to be used on legal documents)

Date created: 6/14/2023

Last Data Uploaded: 6/13/2023 10:27:27 PM

Developed by Schneider
GEOSPATIAL



City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4216)

7.3

Meeting: 07/10/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4216

Approval of Final Plat - Lake Juniper Phase 5

Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approximately 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The Phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. Zoning is PD/R-1.

Planning Commission recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 5, 2023

City Council Meeting Date: July 10, 2023

Agenda Item: Final Plat- Lake Juniper Phase 5

Summary: Soncel, Inc. has submitted an application for a final plat approval for Lake Juniper Phase 5 that will consist of 32 lots on approx. 15.46 acres. In November 2020 the City Council approved a re-plat of Phase I and II and a change to the original PD in which the side setback requirements would be reduced from 7.5' to 5', which would apply to any future phases of the subdivision. The phase 5 preliminary plat was approved by City Council on April 10, 2023.

All engineering and planning reviews have been completed and approved for phase 5. The developer will follow the previously amended PD with the reduced setbacks.

Zoning: PD-R1

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

Attachment: July 2023-Final Plat-Lake Juniper Phase 5 (4216 : Approval of Final Plat - Lake Juniper Phase 5)

July 2023 230260

7.3.a

APPLICATION FOR FINAL SUBDIVISION PLAT—KINGSLAND, GA



APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

Part A—General Information

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC. Phone: 912-673-8940
Address: 102 MARSH HARBOR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same:
Name: SONCEL, INC.
Address: 140 LAKES BLVD., KINGSLAND, GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: LAKE JUNIPER PH. II
5. Location of subdivision: Neighborhood: THE LAKES
Street: VERANO ST.
Parcel Number: 107 005 (PORTION) Lot Number: _____
6. Present zoning: PD - R1
7. Number of proposed lots: 32 LOTS, 1 TRACT
8. Area of proposed subdivision: 15.46 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
☒ - Final Plat (Original and 9 copies)
☒ - Vicinity Map
☒ - Proof of ownership
10. Signed: [Signature] Date: 06-06-2023

Part C - Planning Official Only

1. Date application was filed: 6/7/23
2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
3. Checked by: Scott & James
4. Are Final Plat and application complete? ☒ Yes () No
5. Correct fee paid? ☒ Yes () No () Not applicable \$250.00
6. Date final plat reviewed by Planning Commission: 7/5/23
() Approved () Disapproved

Conditions of approval or reasons for disapproval: _____

Final





City Council
107 South Lee Street
Kingsland, GA 31548

SCHEDULED

AGENDA ITEM (ID # 4217)

Meeting: 07/10/23 06:00 PM
Department: Planning and Zoning
Category: Planning & Zoning
Prepared By: Natalie Moreland
Initiator: Natalie Moreland
Sponsors:
DOC ID: 4217

7.4

Approval of Preliminary Plat - Brookshire Green Subdivision

Ronald Sawyer, II has submitted an application for a Preliminary Plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Boulevard, consisting of 64 single family lots on approximately 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time. Zoning is PD/R-2.

Planning Commission recommends approval.



The City of Kingsland, GA
107 South Lee Street
P.O. Box 250
Kingsland, GA 31548
Ph: 912-729-5613
Fax: 912-729-7618

Planning and Community Development

Staff Report

Planning Commission Meeting Date: July 5, 2023

City Council Meeting Date: July 10, 2023

Agenda Item: Preliminary Plat- Brookshire Green Subdivision

Summary: Ronald Sawyer II has submitted an application for a preliminary plat approval for Brookshire Green Subdivision located on the north and south sides of Eagle Blvd., consisting of 64 single family lots on approx. 23.94 acres. The applicant has agreed to follow the original PD that was approved, however, updated engineering plans have not been submitted at this time.

Zoning: PD-R2

Is Proposal Consistent with the Comprehensive Plan? Yes

Staff Recommendation: Staff Recommends Approval

Scott L. Kimball

Planning & Zoning Director

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT—KINGSLAND, GA

APPLICANT: Read **Part A** completely, then answer each item in **Part B**. Please print or type. Do not write in **Part C**. The Planning Department will help you, if necessary. Failure to supply complete information will result in plat disapproval. You must file this application and all required materials with the Planning Department at least 26 days before the Planning Commission meeting at which it will be considered.

**Part A—General Information**

You are encouraged to read articles XII through XIV of the Kingsland Zoning and Land Development Ordinance. These articles describe the standards each subdivision must meet and explain the procedures the City will follow to review your proposed plat. The sketch below shows these steps for a typical plat. See Section 122 for filing fees and Section 129 for exceptions.

Application, fee, and required materials filed with Planning Department

Planning Commission Reviews Preliminary Plat (recommends action)

City Council Reviews Preliminary Plat (approves/disapproves)

Planning Commission Reviews Final Plat (recommends action)

City Council Reviews Final Plat (approves/disapproves)

Mayor/Commission Chairman Sign Approved Final Plat

Superior Court Clerk Records Approved Final Plat

You should be aware of these important requirements:

- No work may begin on the proposed subdivision (with the exception of clearing underbrush for surveying or engineering purposes) until the preliminary plat has been approved and any required permits obtained.
- No lots shall be sold until the final plat has been approved.
- The final plat shall be approved only after all applicable requirements of the subdivision regulations and other regulations have been met.

Part B — Applicant Only

1. Your Name: BENNETT SURVEYING, INC Phone: 912-673-8940
Address: 102 MARSH HARBOUR PKWY, UNIT 103
KINGSLAND, GA. 31548
2. Owner, if not same: KINGSLAND, GA. 31548
Name: RONALD H. SAWYER, II
Address: 134 BRYCE RYAN CIRCLE KINGSLAND GA. 31548
3. What is your interest if you are not the owner?
AGENT
4. Name of proposed subdivision: BROOKSHIRE GREEN
5. Location of subdivision: Neighborhood: LAUREL IS. LINKS
Street: EAGLE BLVD
Parcel Number: 120 0084 Lot Number: _____
6. Present zoning: PD - R2
7. Number of proposed lots: 64 LOTS, 4 TRACTS
8. Area of proposed subdivision: 23.94 ACRES
9. Please attach the following items to this application. This application will NOT be considered complete and cannot be processed until you have done so.
 - ☒ - Preliminary Plat (Original and 9 copies)
 - ☒ - Vicinity Map
 - PD (if applicable)
 - Proof of ownership

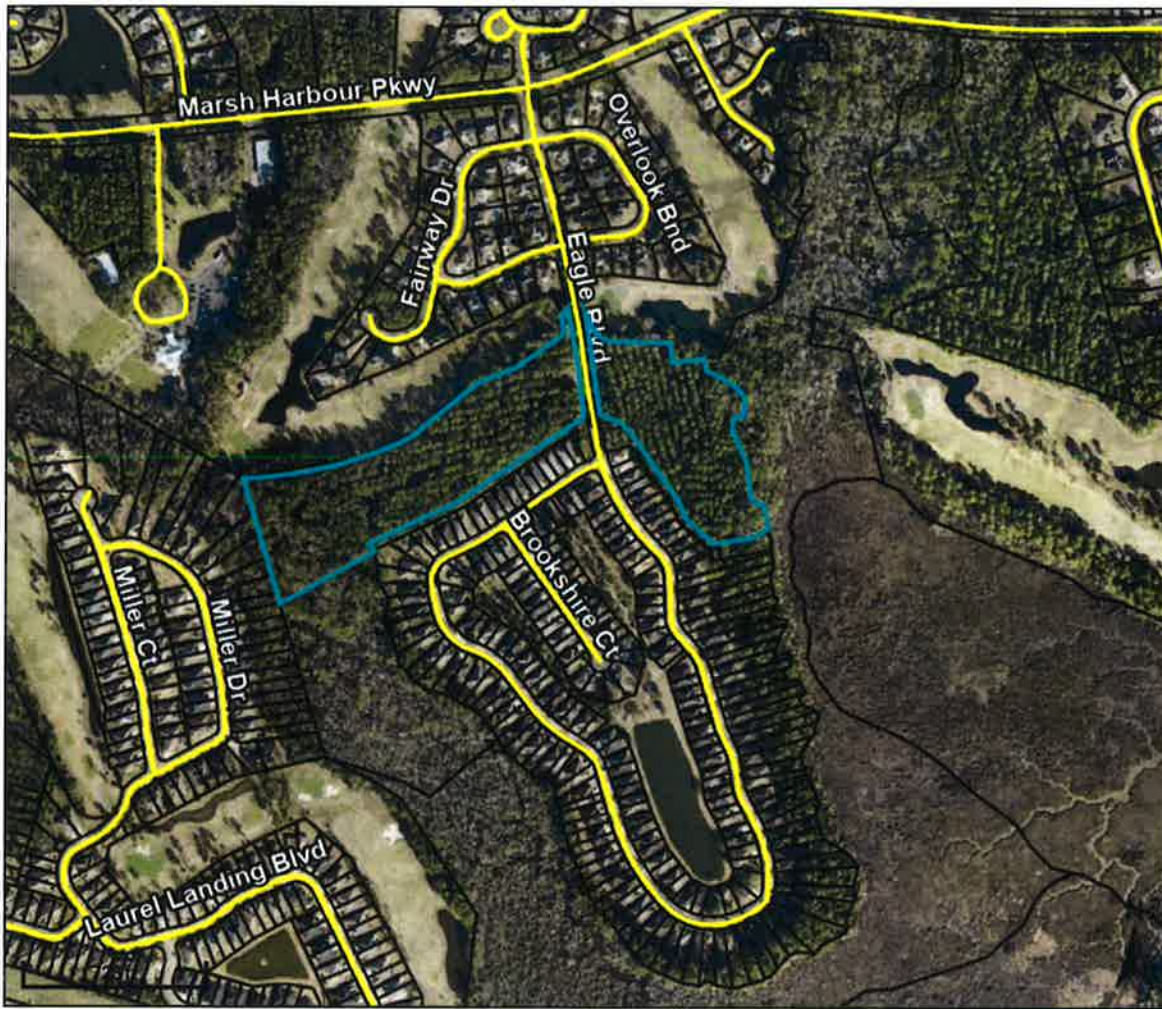
Part C - Planning Official Only

1. Date application was filed: 6/7/23
 2. Was this at least 26 days before the Planning Commission meeting at which it will be reviewed? ☒ Yes () No
 3. Checked by: Scott & James
 4. Are Preliminary Plat and application complete? ☒ Yes () No
 5. Correct fee paid? ☒ Yes () No () Not applicable \$586.00
 6. Date preliminary plat reviewed by Planning Commission: 7/5/23
() Approved () Disapproved
- Conditions of approval or reasons for disapproval: _____

Preliminary

Attachment: July 2023-Preliminary Plat-Brookshire Green Subdivision (4217 : Approval of Preliminary Plat - Brookshire Green Subdivision)





Overview



Legend

-  Parcels
-  Roads
- USA Major Highways**
 -  Limited Access
 -  Highway
 -  Major Road
 -  Local Road
 -  Minor Road
 -  Other Road
 -  Ramp
 -  Ferry
 -  Pedestrian Way
-  City Labels

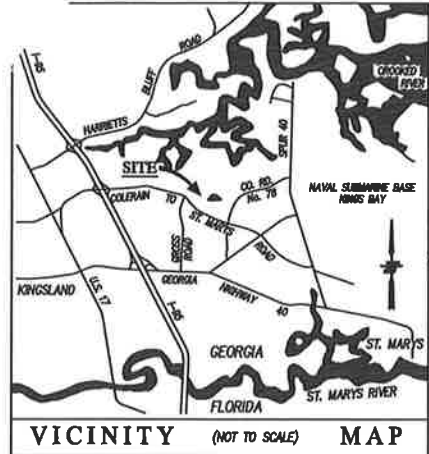
Parcel ID	120 008V	Owner	SAWYER RONALD HUGH II	Last 2 Sales			
Class Code	Residential		134 BRYCE RYAN CIRCLE	Date	Net Price	Reason	Qual
Taxing District	KINGSLAND		KINGSLAND, GA 31548	1/1/2022	\$275000	NM	U
	KINGSLAND	Physical Address	n/a	6/10/2003	0	FY	U
Acres	23.94	Assessed Value	Value \$344700				

(Note: Not to be used on legal documents)

Date created: 6/14/2023

Last Data Uploaded: 6/13/2023 10:27:27 PM

Developed by  Schneider
GEOSPATIAL



FILING INFORMATION

CAMDEN COUNTY TAX PARCEL 120 008V

PROPERTY OWNED BY:

RONALD HUGH SAWYER, II
134 BRYCE RYAN CIRCLE
KINGSLAND, GEORGIA 31548
(D.B. 2238, PG. 490)
(912)-266-0003

PRELIMINARY SUBDIVISION PLAT OF
BROOKSHIRE GREEN,
CITY OF KINGSLAND, 29th & 1606th G.M.D.,
CAMDEN COUNTY, GEORGIA

SHEET 1 OF 3

LINE	LENGTH	BEARING
L1	66.42	N74°32'22"W
L2	48.28	S24°38'17"E
L3	33.42	S24°38'17"E
L4	70.91	S40°02'02"E
L5	104.59	S78°40'02"E
L6	47.91	S80°02'02"E
L7	50.97	S54°28'40"E
L8	39.10	S49°20'58"E
L9	39.48	S40°28'00"W
L10	62.88	N77°54'47"W
L11	120.62	S82°15'54"E
L12	76.98	S15°37'20"E
L13	99.48	S80°02'00"E
L14	24.44	S89°53'32"W
L15	57.38	S40°28'03"E
L16	32.19	S40°28'03"E
L17	16.22	S24°12'44"E
L18	94.38	S19°10'13"W
L19	29.28	S00°24'26"W
L20	53.07	S89°22'27"W
L21	66.81	S81°12'04"W
L22	147.33	S80°40'46"W
L23	147.33	N47°07'44"E
L24	65.00	N80°24'17"W
L25	333.72	N80°02'00"W
L26	48.00	N80°02'00"W
L27	83.78	N70°20'11"W
L28	95.88	S87°18'58"W

NOTES:

- 1.) BEARINGS SHOWN HEREIN REFER TO THE BEARING OF N18°00'00"W FOR THE WESTERLY RIGHT-OF-WAY LINE OF EAGLE BOULEVARD ACCORDING TO SURVEY BY PRIVETT & ASSOCIATES, P.D. 11, PG. 54, ACCORDING TO PUBLIC RECORDS OF SAID COUNTY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONES "X"(SHADED), "X"(UNSHADED) & "AE"(EL. 8) AS PER F.L.R. MAPS FOR CAMDEN COUNTY, DATED: 12-21-17, MAP No. 1303900405G, COMMUNITY No. 130238, PANEL No. 0405, SUFFIX G.
- 3.) BUILDING RESTRICTION LINES ARE AS FOLLOWS:
FRONT: 20 FEET
SIDES: 5 FEET (SIDE STREET 10 FEET)
REAR: 10 FEET
POOLS AND POOL ENCLOSURES MAY EXTEND INTO THE FIRST 10 FEET OF THE YARD SETBACK, PER ORIGINAL P.U.D.
- 4.) SUBJECT PROPERTY IS CURRENTLY ZONED : PD (R-2, SINGLE FAMILY USAGE).
- 5.) SUBJECT PROPERTY CONTAINS 18.98 ACRES, (64 LOTS & 4 TRACTS)
- 6.) TOTAL ROADWAY AREA WITHIN SUBDIVISION: 2.94 ACRES.
- 7.) THIS PLAT RESERVES A 5' WIDE EASEMENT FOR DRAINAGE AND UTILITIES TO THE CITY OF KINGSLAND ALONG ALL UNRESTRICTED FRONT, SIDE AND REAR LOT LINES, UNLESS SHOWN OTHERWISE.
- 8.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY WHICH MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 9.) SUBJECT PROPERTY TO BE SERVICED BY CITY WATER & SEWER; DEVELOPER TO INSTALL UTILITY LINES WITHIN SUBDIVISION.
- 10.) PROPERTY CORNERS SHOWN THUS: SET: ○ 1/2" IRON PIPE
FOUND: ● 1/2" IRON PIPE
- 11.) THE OWNER OF THE LANDS PLATTED HEREIN DOES HEREBY DEDICATE AN EASEMENT FOR THE INSTALLATION AND MAINTENANCE OF THE ELECTRICAL DISTRIBUTION SYSTEM TO OKFEMOKE ELECTRIC MEMBERSHIP CORPORATION (O.R.E.M.C.) OVER ALL RIGHT-OF-WAY AND 10 FEET OUTSIDE OF SAID RIGHT-OF-WAY.

CERTIFICATION OF APPROVAL BY THE COUNCIL:

I HEREBY CERTIFY THAT THE OWNER, OR HIS AGENT, HAS COMPLETED THE CONSTRUCTION AND INSTALLATION OF THE STREETS, DRAINAGE, UTILITIES AND OTHER IMPROVEMENTS IN ACCORDANCE WITH THE LAWS AND SPECIFICATIONS OF THE CITY OF KINGSLAND, GEORGIA, OR HAS POSTED A PERFORMANCE BOND IN LIEU THEREOF.

BY: _____ DATE: _____
MAYOR

CERTIFICATION OF FINAL APPROVAL BY THE COMMISSION:

I CERTIFY THAT ALL REQUIREMENTS FOR FINAL APPROVAL OF THIS PLAT HAVE BEEN FULFILLED IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF KINGSLAND, GEORGIA, AND THE REQUIREMENTS OF THE KINGSLAND PLANNING COMMISSION.

BY: _____ DATE: _____
CHAIRMAN OF PLANNING COMMISSION

OWNER'S CERTIFICATE:

STATE OF GEORGIA, COUNTY OF CAMDEN

SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THAT THEY ARE LABELED.

BY: _____ DATE: _____
RONALD SAWYER II., OWNER

LEGEND:

- - SET 1/2" IRON PIPE
- - FOUND 1/2" IRON PIPE
- - FOUND CONCRETE MONUMENT
- SQ. FT. - SQUARE FEET
- R - RADIUS
- (CH) - CHORD
- P.C. - POINT OF CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.T. - POINT OF TANGENCY
- (N) - NATURAL
- (T) - TOTAL

WETLANDS NOTE:

WETLAND AREAS SHOWN HEREON ARE UNDER THE JURISDICTION OF STATE AND FEDERAL AGENCIES. OWNER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLAND AREAS ARE SHOWN THUS:

LINE	BEARING	LENGTH
L1	N77°28'17"W	51.47'
L2	N77°28'17"W	24.02'
L3	N81°17'21"W	116.15'
L4	N81°17'21"W	59.21'
L5	N81°17'21"W	54.20'
L6	N81°17'21"W	103.16'
L7	N81°17'21"W	58.27'
L8	N81°17'21"W	17.52'
L9	N81°17'21"W	48.32'
L10	N81°17'21"W	38.89'
L11	N81°17'21"W	64.85'
L12	N81°17'21"W	8.77'
L13	S33°21'00"W	21.88'
L14	S33°21'00"W	38.04'
L15	S80°17'21"W	49.07'
L16	N45°00'00"W	48.45'

SHEET 1 OF 3

SCALE: 1" = 100'

DRAWN BY: _____ CRO. BY: _____
BENNETT SURVEYING, INC.
Surveyors and Land Planners
102 MARSH HARBOR PARKWAY, UNIT 103
KINGSLAND, GEORGIA 31548
LICENSED SURVEY FIRM No. 1287
(912) 873-8840
(912) 258-8866
DWG. No. 50-2-28(A)-54-23

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND ACCURATE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY DONE UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTATION SHOWN HEREON HAS BEEN SET OR FOUND. I FURTHER CERTIFY, AS REQUIRED BY SUBSECTION (C) OF O.C.G.A. SECTION 15-6-67 THAT THIS MAP OR PLAT HAS BEEN APPROVED FOR FILING IN WRITING BY ANY AND ALL APPLICABLE GOVERNING AUTHORITIES OR THAT SUCH GOVERNING AUTHORITIES HAVE AFFIRMED IN WRITING THAT APPROVAL IS NOT REQUIRED.

BY: _____ DATE: _____
ERNEST R. BENNETT, JR.
GEORGIA REG. SURVEYOR No. 2883